

Rail removal moves ahead on CKC

The Surface Transportation Board denied on Aug. 1 the request by Ballard Terminal Railroad Company to block rail removal along the Cross Kirkland Corridor.

“We are delighted in and grateful for this decision,” said Kirkland City Manager Kurt Triplett. “We were confident in the merits of our case. And we are appreciative that the Surface Transportation Board recognized those merits.”



The City has already contacted the rail removal contractor to begin removing the rails in the near future. The rail bed, however, will remain in place.

In its seven-page decision, the Surface Transportation Board said the harm to the public interest of leaving the tracks in place out-

See “Totem Lake” page 2

Land-use experts offer advice for Totem Lake

On July 17, 2013 a ULI Leadership Team, addressing the eastern quadrants of the Totem Lake Business District that had been a focus of an earlier ULI Study, reported out to the Kirkland City Council about its findings. John Hoey, The Trust for Public Land, and Kathryn Gardow, Gardow Consulting, represented a team that was composed of professionals from planning, design and engineering disciplines. The goal of the study was to “Identify opportunities to connect and create places that support Totem Lake’s vibrancy.” Some of the more creative findings of the study included:

- Incorporate art, natural elements, and pedestrian-oriented amenities
- Utilize active transportation solutions to reduce auto trips and develop logistical connections
- Identify attractions to punctuate Totem Lake and create a sense of place

To hear the entire presentation please link to http://kirkland.granicus.com/MediaPlayer.php?view_id=9&clip_id=2694&meta_id=101282

BUSINESS HIGHLIGHT:



Three keys to a successful burger joint: fast, fresh and high-quality

Five Guys Burgers and Fries started as an Arlington, Virginia, carry-out burger joint in 1986. Company founders Jerry and Janie Murrell began with a simple formula of serving only fresh hand-formed grilled burgers and fresh-cut fries cooked in pure peanut oil. That winning formula took the company from its humble beginnings to the present day where it operates more than 1,000 outlets in 46 states, DC, and six Canadian provinces.

Amjad Iraqi noticed that growth. With a successful 15-year track record as a partner in running Subway brand sandwich shops in Virginia, he knew what it takes to satisfy fast-food customers and believed that Five Guys did too.

He moved to Kirkland in 2010 and entered into an

See “Five Guys” page 2

Five Guys

continued from 1



agreement with Five Guys to operate nine franchise restaurants in a geographic territory bounded by SR20 and the King County line. He opened his first restaurant in Northgate and his second in Totem Lake at 11220 NE 124th Street in the QFC plaza. The site offers ample free parking.

A smooth permitting process through the City of Kirkland and quick work by a contractor turned 2,400 square feet of the building into a functioning restaurant in five weeks. The restaurant opened March 2013.

All food is made to order, with an average wait time of seven minutes from order entry to pickup. Nothing is frozen. The menu is simple and straightforward.

The aim is to prepare freshly made burgers, dogs, fries and a few varieties of sandwiches in an open kitchen and deliver them to customers in a friendly and timely manner.

A rigorous company program including mystery shoppers and audits helps to keep every Five Guys outlet consistent in its presentation and delivery.

Five Guys has been ZAGAT Survey Rated since 2001 and has won numerous Reader's Choice Awards and other accolades across the country.

Totem Lake

continued from pg 1

weighed Ballard Terminal's reasons for keeping them there.

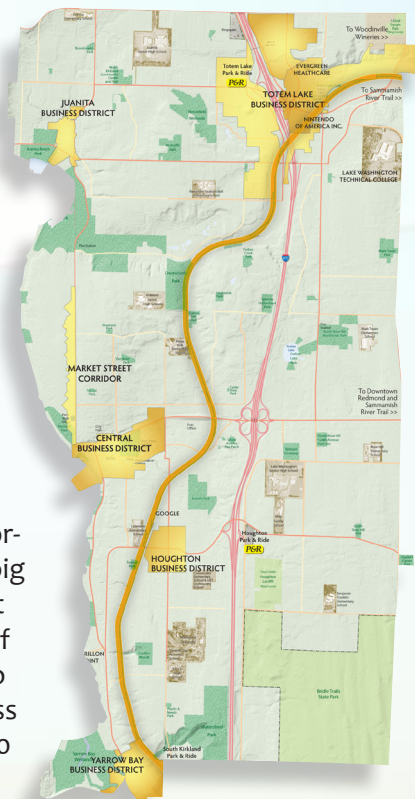
"Ballard's request for an injunction will be denied," the board wrote. "Ballard has failed to demonstrate, based on the current record, that it will likely succeed on the merits because it appears to have insufficient financial resources and there is insufficient evidence of current shipper need. Given this weak showing, any harm to Ballard resulting from its inability to pay for or recover the cost of installing track is insufficient to warrant an injunction."

The Cross Kirkland Corridor is the City's next big economic development initiative—with many of the benefits accruing to the Totem Lake Business District. More than 1,100 businesses with more than 11,000 employees are already situated within 2,000 feet of the corridor. And in Totem Lake, major businesses including Evergreen Health, Nintendo, and Astronics lie along the route. The Puget Sound Regional Council and King County forecast another 20,000 employees in Kirkland by 2031, and many

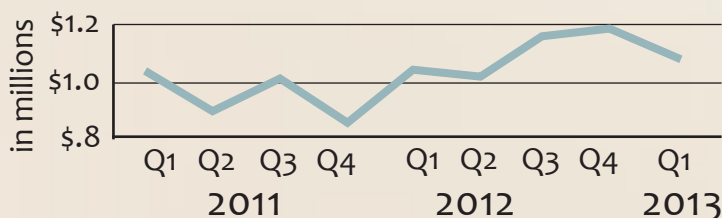
of them can be accommodated in Totem Lake alongside the Corridor. The Cross Kirkland Corridor will serve as an alternative commuter route, an opportunity for healthy recreation, a tourism asset, and a recruitment enticement for companies. Already, a brewery is considering property within reach of the corridor's Totem Lake segment.

Planning has begun for the trail with the Berger Partnership under contract to prepare a master plan. In May, approximately 100 people representing the Kirkland Business Roundtable and others with businesses interests in Kirkland, gathered at the Totem Lake Eastside Tennis Center to hear about projects that have benefited from their immediacy to other corridors, and also provided input into the master plan for the corridor as well as other City plans that are currently being updated.

More recently, with passage of the State budget, the City was excited to learn that grants totaling \$1.8 million—\$500,000 from the State Recreation and Conservation Office and \$1.3 million from the 2013 State capital budget—have been received for the Cross Kirkland Corridor.



Totem Lake sales tax revenue



Totem Lake employment	January 2010	June 2013
Jobs	10,784	11,245
Businesses	612	811

Idea incubator helps start-ups manifest their plans

Mercury Medical Technologies is a medical device incubator located at Lake Washington Institute of Technology. Its goal is to facilitate the success of medical device companies. It focuses on maximizing the overall economic impact of its clients, with a particular emphasis on company formation and job creation.

Mercury Medical Technologies is a program of the Bothell Biomedical Manufacturing Innovation Zone (IPZ), a Washington State non-profit corporation. It is an extension of the IPZ's efforts to support regional economic expansion through the encouragement of companies desiring to form, accelerate, and grow in the field of medical manufacturing.

Executive Director Michael Langhout and his team have expertise in the commercialization of medical technologies, including strategy and planning, engineering, funding, manufacturing and marketing. The team also understands the regulatory pathways and reimbursement landscapes that human health-focused start-ups have to navigate. Mercury Medical Technologies works closely with other members of the regional and statewide bioscience ecosystem, including the Washington State Department of Commerce, Washington State Biotechnology and Biomedical Association, the University of Washington (Bothell and Seattle campuses including the Center for Commercialization), local medical centers and

more. The Mercury Medical Technologies team has also invested in building relationships with life science funders, including numerous angel investment groups, and specialty venture capital firms.

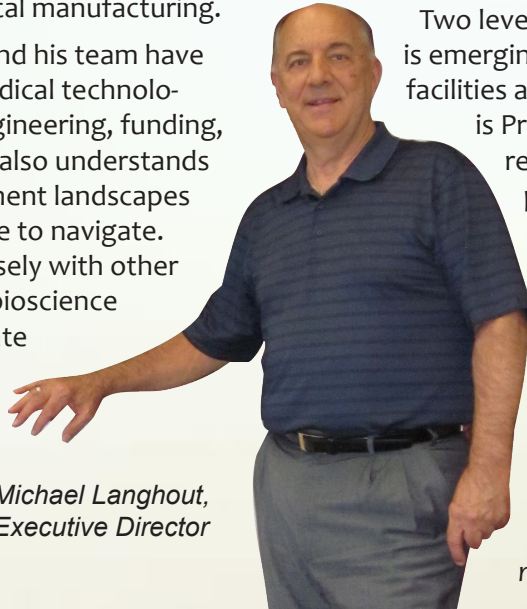
The incubator's approach is to identify novel technologies and/or companies by addressing solutions to large unmet and/or underserved clinical needs by collaborating and networking with clinicians, scientists, investors, industry experts and entrepreneurs. Mercury Medical Technologies provides professional services, work space, rapid prototyping and machining capabilities.

Two levels of companies are accepted. The first is emerging companies who simply need basic facilities and are treated as tenants. The second is Program Companies that are enrolled to receive specific support services such as preparation for funding and financial modeling.

Mercury Medical Technologies also serves as a virtual incubator. This means that Program Companies that are not physically located at the facility can access the support services provided, including advising, prototyping capabilities and the machine shop.

For more information, contact mike.langhout@mercurymedtech.com

*Michael Langhout,
Executive Director*



Yoga studio enhances clients' mental, physical health

Elena Radic and Kami Betker are passionate about yoga and its power to enhance one's health and well-being. Not content to simply be practitioners of the ancient art however, they decided to go into business together by opening their own yoga studio in Totem Lake's QFC plaza at 11220 N.E. 124th Street.

The site offers excellent visibility, easy access to I-405, plenty of free parking and lots of natural light. After conducting extensive tenant improvements to 3500 square feet of the former Washington State Liquor Store, Be One Yoga Studio opened for business in November 2012.



The studio includes a lobby, two practice rooms, two massage rooms and fully equipped men's and women's locker rooms with showers.

Be One offers a family friendly environment, with classes for adults and children. Pre-natal yoga and massage services round out the studio's offerings.

The studio specializes in hot yoga and uses an infrared heating system in one of the two yoga spaces to bring it to temperatures between 95 and 110 degrees. Fifteen part-time instructors assist the co-owners with teaching classes. From Hot Hatha and Vinyasa to Yin, Totem Lake's Be One Yoga Studio is the place to engage in low-impact exercise to balance the body and mind.

For more information, call Yoga One at 425-820-9642.

Totem Lake Park to offer neighborhood a sense of place

THE PARK IS ONE OF TWO PRIMARY PUBLIC INVESTMENTS RECOMMENDED BY THE URBAN LAND INSTITUTE

Totem Lake is a chatty place. More than 90 different species of birds hang out there, along with the bullfrogs, the turtles and the Long-Eared Owls. It's an inviting place, too. You could get there—and escape the oceans of asphalt that surround it—simply by strolling down one of two boardwalks.

Few, however, take that walk.

Bob Shultz, 57, is one of them. And he does it regularly—to document its wildlife and to test its water for phosphates, nitrates, acidity, turbidity and temperature.

“This is a [17]-acre gem...” says Shultz, a self-described ‘citizen-scientist.’ “If I were king, I would try to feature the naturalness of it within an urban area. It’s a functional, natural wetlands, surrounded by an urban area. That’s rare.”

Shultz, of course, is talking about Totem Lake Park. The three-acre lake and its surrounding wetlands fulfill dozens of functions for its surrounding community—water purification, habitat, flood protection, among others.

Kirkland’s leaders are hoping it can perform one more: To help transform the Totem Lake business district into the denser, more walkable, more inviting urban village the community had imagined in 2002 when it articulated its neighborhood plan.

That plan became the basis for a designation the Totem Lake business district earned in 2003: Urban Center. Urban Center status gives the neighborhood priority when applying for federal funding. In the last four years alone, Totem Lake has won more than \$6 million in federal funding—all intended to improve transportation.

The purpose of these Urban Centers is to transform them into dense, pedestrian-oriented communities that can attract as much as one-half of the new jobs and one-quarter of the new residents forecasters expect to add in the coming decades. Totem Lake’s share of this could be as many as 11,500 jobs and 2,600 households.

To achieve those growth targets and to capitalize on the economic center that already produces nearly a third of the City’s sales tax revenue, Kirkland has invested \$51 million since 2011 into the Totem Lake neighborhood—with plans to



Self-proclaimed citizen-scientist Bob Schultz tests the water quality in Totem Lake.

invest more. Those investments run the gamut—from mitigating chronic floods on Totem Lake Boulevard, and improving traffic circulation to building transit centers and bridges that connect the east side of the neighborhood to the west.

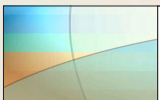
All of this is an effort to establish in Totem Lake a sense of place.

“The thing that the Malls offered was a sense of place,” says Ellen Miller-Wolfe, Kirkland’s economic development manager. “That’s what this is all about. Place-making. And that’s what we want to put back. So we’ve been looking at what we have in Totem Lake that [local government] could effect. And what we have is a lake nobody sees and a rail corridor that’s been abandoned. And we’re thinking it starts there.”

The City of Kirkland tested this idea in 2011, when it hired a panel of land-use experts from the Urban Land Institute to scrutinize Totem Lake business district and the City’s plans for it. After extensive analysis, the panel proposed two public investments: Purchase the rail corridor and enhance and expand Totem Lake Park to the northwest.

Expanding the park to the northwest is the idea landscape architects from the Berger Partnership started with, as well. While performing their own analysis of the area, however, they had an epiphany: The Cross Kirkland Corridor forms the park’s southern boundary, its longest edge.

“You can’t separate the two,” says Guy Michaelson, a principal landscape architect at the Berger Partnership. “So now you can start to imagine that the lake can become the centerpiece, the visual centerpiece, of the neighborhood.”



This bulletin was prepared by the Economic Development Office, City of Kirkland, 123 5th Ave., Kirkland, WA 98033. Contact Ellen Miller-Wolfe, Economic Development Manager, at 425-587-3014 or emwolfe@kirklandwa.gov.